



Offers Over £44,000
32 Wellshot Road



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Wellshot Road

Kennoway, Leven, KY8 5EG

Beautifully presented upper flat comprising in a block of two. Property is in superb decorative order, benefiting from gas central heating and double glazing throughout. Accommodation comprises; Large lounge, excellent fitted kitchen, attractive modern bathroom and good sized double bedroom with built in storage, enclosed patio garden. Excellent property, would make a fantastic First Time Buyer or Buy To Let.





Hall

Entrance to this hall is via a UPVC door from where a few steps lead up to the main hall.

Main Hall

The main hall gives access to the kitchen.

Kitchen

Beautifully finished modern kitchen with an abundance of wall and floor storage units, wipe clean worksurfaces. White sink and drainer. Plumbing for an automatic washing machine. Space for a fridge freezer. Side facing window provides light and ventilation. Ceiling is panelled. Oven hob and extractor hood will be included within the sale price.

Bathroom

Bathroom is located to the rear of the property with a frosted glazed window attraction light and ventilation. Equipped with a three piece white suite comprising; WC, wash hand basin and completed with electric instant shower unit. Walls are lined with wet wall. Chrome towel warmer.



Lounge

Lovely public room located to the front of the property with two front facing windows making it very bright. Fireplace housing a display fire. Good quality laminate floor. Coving to ceiling. Window blinds.

Bedroom

Good sized double bedroom located towards the rear of the property. Rear facing window. Good quality laminate flooring. Three cupboards, one of which houses the central heating boiler.

Garden

A gate opens from the street into this garden with is enclosed within six foot walls. Garden is laid out in paving, covered staircase leads up to the front door. Lockable storage unit.

Contact Details

Delmor Estate Agents
52 Commercial Road,
Leven,
Fife
KY8 4LA
Email; leven@delmorestateagents.co.uk
Tel; 01333 421816.



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

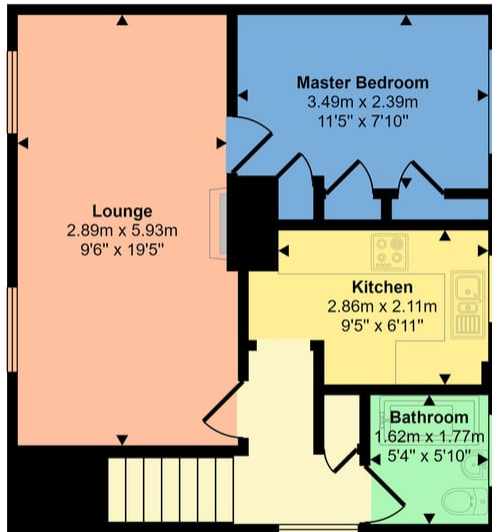
FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





Approx Gross Internal Area
46 sq m / 491 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmorestateagents.co.uk